



APPROVED MINUTES

SUNNYVALE PLANNING COMMISSION

The Planning Commission met in regular session in the Council Chambers, City of Sunnyvale, 456 W. Olive Avenue, Sunnyvale, CA on **December 12, 2005** at 8:00 p.m. with Chair Hungerford presiding over the meeting.

ROLL CALL

Members Present: Chair Charles Hungerford; Commissioner Laura Babcock; Commissioner Larry Klein; Commissioner David Simons; and Commissioner Brandon Sulser

Members Absent: Vice Chair James Fussell (excused absence)

Staff Present: Trudi Ryan, Planning Officer; Rebecca Moon, Assistant City Attorney; Gerri Caruso, Principal Planner; Kelly Diekmann, Associate Planner; and Deborah Gorman, Recording Secretary

SCHEDULED PRESENTATION

None

PUBLIC ANNOUNCEMENTS

None

CITIZENS TO BE HEARD

APPROVAL OF MINUTES of November 28, 2005

ACTION: Comm. Sulser made a motion to approve the minutes of November 28, 2005 with modifications provided by Comm. Sulser. Comm. Klein seconded the motion. Motion carried, 5-0, Vice Chair Fussell absent.

PUBLIC HEARINGS/GENERAL BUSINESS

1. **2005-1119** – Application for a Design Review on a 5,922 square-foot site to allow the construction of a new two-story home totaling 3,533 square feet resulting in 60% Floor Area Ratio where 45% may be allowed without Planning Commission review. The property is located at **764 Londonderry Drive** (near Heron Ave) in an R-0 (Low-Density Residential) Zoning District. (APN: 309-46-017) RK

ACTION: Comm. Klein made a motion on 2005-1119 to approve the Design Review with modified conditions: to modify COA 1.D. to read “Modify second-story bathroom window along left side (east elevation) to include a raised sill or obscure glass”; to modify COA 1.C. to include the language, “that any trees removed from the site for any reason be replaced by large species native trees as appropriate for the site.” Comm. Babcock seconded. Motion carried 5-0, Vice Chair Fussell absent.

APPEAL OPTIONS: This item is appealable to City Council no later than December 27, 2005.

2. **2005-0506 – Albert Mangini II** [Applicant/Owner]: Application on a 10,881 square-foot site for related proposals located at **832 Maria Lane** (near E El Camino Real) in an R-3 (Medium-Density Residential) Zoning District. (Negative Declaration) (APN: 211-16-009) KD;
 - **Rezone** from R-3 (Medium-Density Residential) to R-3/PD (Medium-Density Residential /Planned Development) Zoning District,
 - **Special Development Permit** for the construction of four townhomes,
 - **Tentative Map** to subdivide one lot into four individual lots and one common lot

ACTION: Comm. Sulser made a motion on 2005-0506 to adopt the Negative Declaration and introduce an Ordinance to rezone the site from R-3 to R-3/PD and approve the Special Development Permit and Tentative Map with attached conditions. Comm. Babcock seconded. Motion carried 5-0, with Vice Chair Fussell absent.

APPEAL OPTIONS: This item is scheduled to be heard by the City Council on January 10, 2006.

3. Review of Open Space and Recreation Sub-element

ACTION: Comm. Simons made a motion to adopt the Negative Declaration and approve the revised Open Space and Recreation Sub-Element of the Community Development Department by resolution, with minor revisions: to modify Attachment B, page 44 under Programming, bullet two to read “highlight cultural practices and traditions reflective of a diverse community and promote activities that bring together diverse parts of the community to interact with each other”; to include staff’s modifications as provided in the staff presentation. Comm. Babcock seconded. Motion carried, 5-0, with Vice Chair Fussell absent.

APPEAL OPTIONS: This item is to be reviewed by the Parks and Recreation Commission and the Arts Commission and is scheduled to be heard by the City Council on January 24, 2006.

NON-AGENDA ITEMS AND COMMENTS

- STAFF ORAL COMMENTS

City Council Meeting Report

Ms. Ryan said there has been one City Council meeting since the last Planning Commission meeting. The November 29, 2005 Council meeting provided an opportunity to say goodbye to two Council members, Julia Miller and Fred Fowler, who have termed out of office. Also at the meeting the two newly-elected Council members, Christopher Moylan and Anthony Spitaleri and the re-elected John Howe took their oath of office. Ron Swegles and Otto Lee were selected by their peers, as Mayor and Vice Mayor, respectively.

Ms. Ryan indicated that two appeals have been filed for the two church applications on East Weddell Drive that were approved by the Planning Commission on November 14, 2005. The two appeals are tentatively scheduled to be heard by the City Council in January 2006. She also said that an appeal of a Planning Commission decision on November 28, 2005 has been filed for a denial of a shed on Lakechime Drive. This item will tentatively go to City Council in January 2006.

Ms. Ryan said that at the City Council on December 13, 2005, the Council will be considering several items that are Planning related. The annual Public Hearing regarding potential 2006 Study Issues will be heard and will provide opportunity for the public to suggest issues or to promote issues of interest. Boards and Commission’s often send a representative to the meeting, but it is not required as the Commission’s input from the

Special Meeting for Study Issue ranking has been reflected in the Summary Sheets provided to the Council.

Ms. Ryan announced that on Thursday, December 15, 2005 the Annual Study Issue Workshop with City Council will begin at 8:30 a.m. in the Council Chambers. This workshop is open to the public, but there is no public hearing. She said this is an important time for the entire City as the Council selects and ranks major policy items to be studied over the upcoming calendar year. The Planning Division is one of the few divisions that has hours in the budget specifically for the Study Issues. She said that the Community Development Department has about 50 proposed issues with the majority of these related to Planning. The workshop will be televised.

- **COMMISSIONERS ORAL COMMENTS**

Chair Hungerford announced that the next Planning Commission meeting is scheduled for January 9, 2006 and wished everyone Happy Holidays.

Other Staff Oral Report

INFORMATION ONLY ITEMS

ADJOURNMENT

With no further business, the Commission meeting was adjourned at 9:10 p.m.

Respectfully submitted,

Trudi Ryan
Planning Officer